079.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,400 /	789,400
					USE VALUE:	789,400 /	789,400
					ASSESSED:	789,400 /	789,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		BRATTLE PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HONAN LAURENCE
Owner 2:	
Owner 3:	
Street 1:	16 BRATTLE PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOBBINS JOSHUA/STEPHANIE -
Owner 2:	-
Street 1:	16 BRATTLE PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,188 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Vinyl Exterior and 1548 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6188.000	365,500		423,900	789,400
Total Card	0.142	365,500		423,900	789,400
Total Parcel	0.142	365,500		423,900	789,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.95 | /Parcel: 509.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49405
GIS Ref
GIS Ref
Insp Date 11/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 079.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	365,500	0	6,188.	423,900	789,400	789,400	Year End Roll	12/18/2019
2019	101	FV	276,700	0	6,188.	423,900	700,600	700,600	Year End Roll	1/3/2019
2018	101	FV	276,700	0	6,188.	284,700	561,400	561,400	Year End Roll	12/20/2017
2017	101	FV	276,700	0	6,188.	272,500	549,200	549,200	Year End Roll	1/3/2017
2016	101	FV	276,700	0	6,188.	248,300	525,000	525,000	Year End	1/4/2016
2015	101	FV	256,900	0	6,188.	199,900	456,800	456,800	Year End Roll	12/11/2014
2014	101	FV	256,900	0	6,188.	178,700	435,600	435,600	Year End Roll	12/16/2013
2013	101	FV	205,500	0	6,188.	169,600	375,100	375,100		12/13/2012

!6473!

PRINT

Date	Time
12/10/20	21:14:54

LAST REV

Date	Time
04/30/19	14:40:52

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6473

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOBBINS JOSHUA/	59164-163		5/25/2012		464,900	No	No		
TELENAR KAJ	50101-65		9/14/2007		407,000	No	No		
DUFAULT PHILIP/	28059-460		1/8/1998		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2005	254	Re-Roof						lft & rr add only
10/20/1995	604	Manual	3,800					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	Missed Appt.	CC	Chris C
11/5/2018	MEAS&NOTICE	BS	Barbara S
8/25/2012	MLS	EMK	Ellen K
2/18/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
1/18/2000	Meas/Inspect	277	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6188		Sq. Ft.	Site		0	70.	0.98	11									423,947						423,900	

Total AC/HA: 0.14206 | Total SF/SM: 6188 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 423,947 | Spl Credit | Total: 423,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32829452
Const Adj.:	0.99989998
Adj $ / SQ:	172.661
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383142
Depreciation:	17625
Depreciated Total:	365517

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.66
Special Features:	0	Val/Su Net:	162.44
Final Total:	365500	Val/Su SzAd	236.11

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	846	172.660	146,071
BMT	Basement	702	51.800	36,362
SFL	Second Floor	702	172.660	121,208

Net Sketched Area:	2,250		Total:	303,641	
Size Ad	1548	Gross Are	2250	FinArea	1548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X9	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	